

2007-R-084

Property Owner: Melvin and Patricia Daniels

Existing Zoning: AG (Agriculture District)

Requested Zoning: HCD (Highway Commercial Development)

Existing FLUM: Agriculture

Requested FLUM: Commercial

STAFF ANALYSIS

Part I. General Information:

Applicant: Melvin and Patricia Daniels

Project Location: 5741 Rolyat Road, Intersection of Berryhill Road and Rolyat Road, Pace

Parcel Number(s): 33-2N-29-0000-00227-0000

Parcel Size: 1.54 (+/-) acres

Purpose: Ballet Studio

Requested Action(s): (1) Amendment of the Land Development Code Official Zoning Map changing the zoning district **from AG to HCD** and,
(2) Small scale amendment of the Comprehensive Plan Future Land Use Map changing the future land use designation **from Agriculture to Commercial**.

Existing Zoning Description: AG (Agriculture District) allows detached single family residential structures and mobile homes. Also allows accessory structures, facilities and uses customarily found on farms and used expressly for activities conducted in connection with farming operations, commercial and non-commercial agriculture, poultry, horse and livestock raising, provided all buildings for such accessory uses meet setback requirements for primary buildings. Maximum allowable density = 1 dwelling unit (du) per acre.

Proposed Zoning Descriptions: Highway Commercial Development (HCD) District allows for a wide range of uses appropriate and easily accessible to major transportation corridors.

Automobiles and other vehicular service establishments, motels and hotels, business and professional offices, general retail and eating and drinking establishments, primarily characterize the HCD District. Additionally, this district is generally located adjacent to districts characterized by medium to high density residential development and areas of more intensive commercial use. Multiple family residential uses are allowed as a Conditional Use only upon determination by the Zoning Board of Adjustment.

Existing FLUM: Agriculture

Proposed FLUM: Commercial

Current Use of Land: Single Family Residential

Surrounding Zoning: The parcel is surrounded by Ag (Agriculture District). HCD (Highway Commercial Development District) is located on the north side of Berryhill Road, approximately 250 feet west and 500 feet east of the subject parcel on the south side of Berryhill Road.

Rezoning History: In 1999, 24.25 acres west of the site was rezoned from Ag to HCD. In October 2006, the Board of Adjustment approved a Special Exception to allow a ballet studio in conjunction with residential uses within an Agriculture District and a variance to change the maximum allowable structure for commercial uses from 1,200 square feet to 1,600 square feet.

Part II. Data and Analysis (Consistency with the Santa Rosa County Comprehensive Plan):

A. Infrastructure Availability:

(1) Predicted Maximum Roadway Impact:

The current zoning could produce approximately 7 new daily vehicle trips onto Berryhill Road as a worst case scenario using the entire 1.54 acre site. A commercial development could produce approximately 483 new daily vehicle trips onto Berryhill as a worst case scenario using the entire 1.54 acre site. The overall net affect upon the roadway is 476 new daily vehicle trips. Rated at LOS Standard "D", the current road capacity of 183 trips for Berryhill Road thus indicates capacity for the proposed zoning is not available and may decrease the LOS below its current "D" Standard. Berryhill Road is presently evaluated as one segment using average annual daily trips. Re-segmenting that roadway and evaluating peak-hour-peak-direction trips is expected to reveal a more favorable capacity condition. Overall roadway network plans that include adoption of a long range concurrency management plan are being considered by the County. Additionally, the applicant may provide a detailed traffic study indicating capacity. Specific traffic computations are provided as an appendix to this analysis.

(2) Potable Water:

Pace Water System

Maximum Capacity:	11.088 million gallons per day
Average Flow:	3.445 million gallons per day

Water service is available via a 8" water main is located on the south side of Berryhill Road. The proposed amendment is not expected to create capacity problems for the Pace Water System.

(3) Sanitary Sewer:

A letter provided by Pace Water System indicates that sanitary sewer is not available at this location; however, it is located approximately 1200' east of the property.

(4) Solid Waste:

The applicant indicates a private hauler will be used to transport solid waste from the site. Currently the landfill has approximately 52% of the permitted airspace remaining. Based on estimated population projections, the remaining life of this airspace is approximately 30 years.

(5) Parks, Recreation and Open Space:

A rezoning to HCD with a future land use amendment to Commercial would not increase demand on recreation facilities.

Compatibility:

Policy 5.1.C.8 of the Comprehensive Plan states:

"the County shall continue to utilize the Future Land Use Map amendment, rezoning, conditional use and special exception approval process to assure that new proposed land uses are compatible with existing residential uses, and will not significantly contribute to the degradation of residential neighborhoods."

The property appraiser's assessment of the existing land use within the area indicates single family residential, agriculture, vacant properties, and commercial offices along Berryhill Road. Appropriate buffers between the any commercial development and adjacent residential neighborhoods will be required (depending on the intensity of the proposed commercial use), during the process of development review.

C. Suitability:

Policy 3.1.E.6 of the Comprehensive Plan states:

"the County shall use the latest version of the Flood Damage Prevention Ordinance promulgated by the FEMA to determine the location of the 100-year floodplain and flood prone areas and development shall be limited in those areas, consistent with FEMA requirements."

Proposed revisions to the flood zone maps show this area is located within a FEMA Zone "X", which means an area determined to be outside 500- year flood plain.

D. Urban Sprawl

Policy 3.1.G.4 of the Comprehensive Plan states:

"no future land use category may be changed and no rezoning may be approved unless a finding is made that the change in land use or land use classification or zoning category will promote compact development and discourage urban sprawl. The Santa Rosa County Board of County Commissioners shall be responsible for making such finding upon receipt of a report from the LPA."

This rezoning application would not result in a finding of urban sprawl under the proposed commercial zoning classification. The request is, therefore, consistent with this policy.

2007-R-084 Traffic Analysis Append

Traffic Analysis Append

For the Ag estimation:

Single Family Detached Housing (210)

1.54 acres x 1 du/acre = 1.54 possible units

Average Rate: $9.57 \times 1.54 = 14.73$ Average Daily Vehicle Trips

Driveway %: $0.50 \times 14.73 = 7.36$ Daily Vehicle Trips

New Trip % = 100%; $7.36 \times 1.00 = 7.36$ New Daily Vehicle Trips

Selection of the ITE data plot (210) for Single Family Detached Housing was made because this was the worst case scenario or the maximum allowable level of development intensity within the zoning district. The independent variable (Dwelling Units) was chosen in accordance with professionally accepted practices: there was a coefficient of determination of 0.96 for this data plot; the standard deviation of 3.69 was less than 110% of the weighted average rate; and there was a large sample size (350 studies).

For the HCD estimation:

Specialty Retail Center (814)

Applicant has not provided information as to the type of development proposed. Therefore, selection of the ITE data plot (814) for Specialty Retail Center was made because this is considered the worst case scenario or the maximum allowable level of development intensity within the zoning district. Building square footage is generally selected as the independent variable for commercial and industrial developments. In case of rezonings it is more acceptable to present a worse case scenario analysis as development plans are not finalized and due to the overall permanence of the situation. Therefore, a possible building size was determined and applied as the independent variable in order to produce a more general trip generation rate.

Given:

Land Size = 1.54 acres or 60,082 sq. ft.

Site Plan Requirements = 15% pervious cover required.

Parking Requirements = Equipment service: 1 space for every 250 sq. ft. of gross area (4 spaces/1,000 sq. ft.); Parking/Driveway/Aisle Estimation = 325 sq. ft. per space

Wetland area = 0

Buildable area = building pad + parking lot

y = sq. ft. gross floor area of building pad in thousands

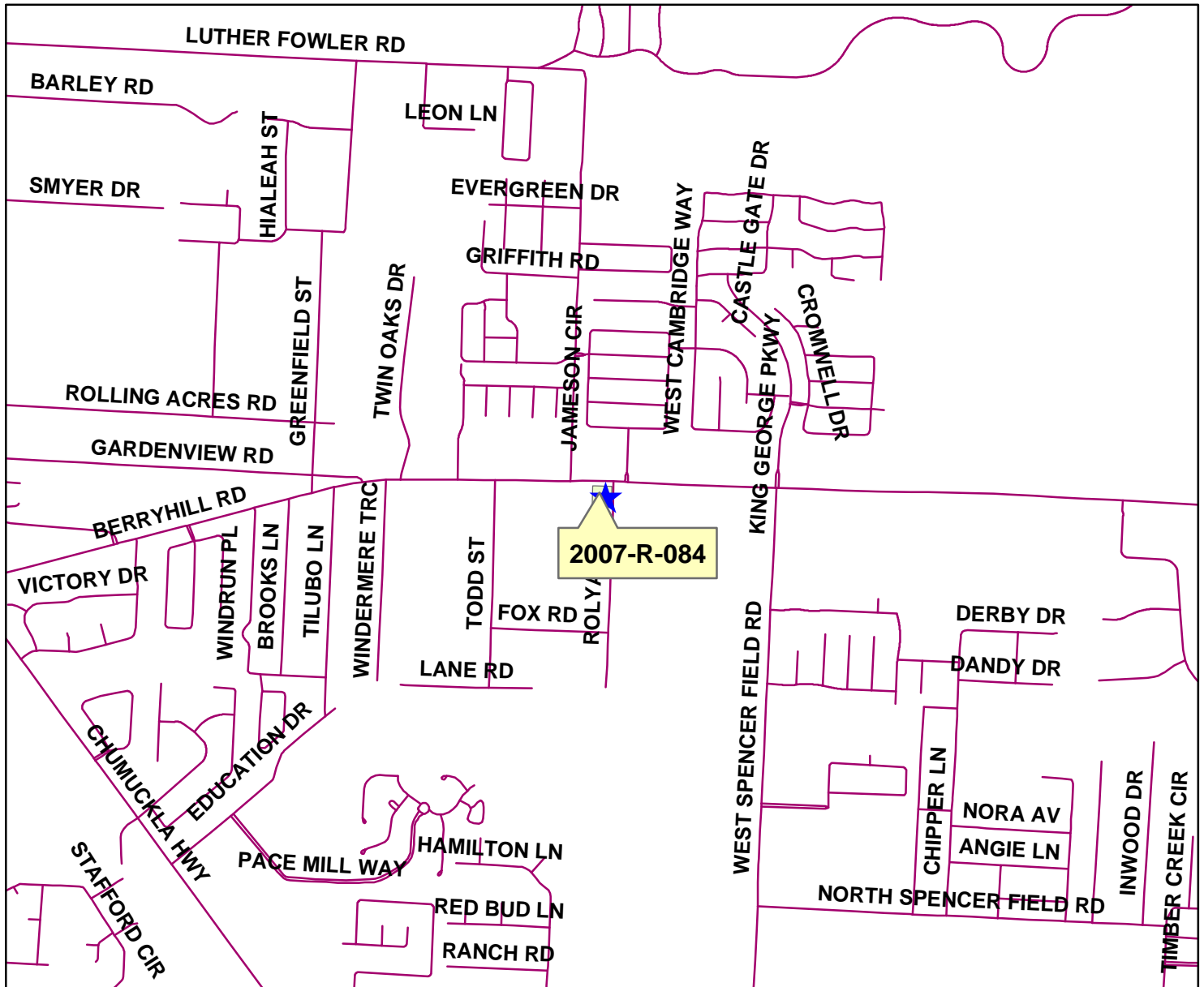
$$\begin{aligned}
60,082 \times .85 &= 1,000y + (y \times 4 \times 325) \\
57,020 &= 1,000y + 1300y \\
57,020 &= 2,300y \\
y &= 24.79
\end{aligned}$$

Building size = 24.79 x 1,000 square feet = 24,790 square feet gross floor area.
 ITE Average Rate: 44.32 x 24.79 = 1,098.6 Average Daily Trips
 Driveway %: 0.50 x 1,098.6 = 549.34 Average Daily Trips
 New Trip % = 88%; 549.34 x 0.88 = 483.42 New Daily Trips

Selection of the ITE data plot (814) for specialty retail center was made because the applicant did not indicate the requested use for the rezoning. The independent variable (1,000 sq. ft. Gross Floor Area) was chosen for reasons described above and in accordance with professionally accepted practices: there was a coefficient of determination of 0.69 for this data plot; the standard deviation was 15.52; and there was a small sample size (4 studies).

Y:\PlanZone\2007 CPA & Rezoning\INDIVIDUAL PROJECTS for 2007\07-R-084; Melvin Daniels; SSA Ag to Com; Rezone Ag to HCD (1.54 acres)\07-R-084 Traffic Analysis Append.doc

Location Map (2007-R-084)



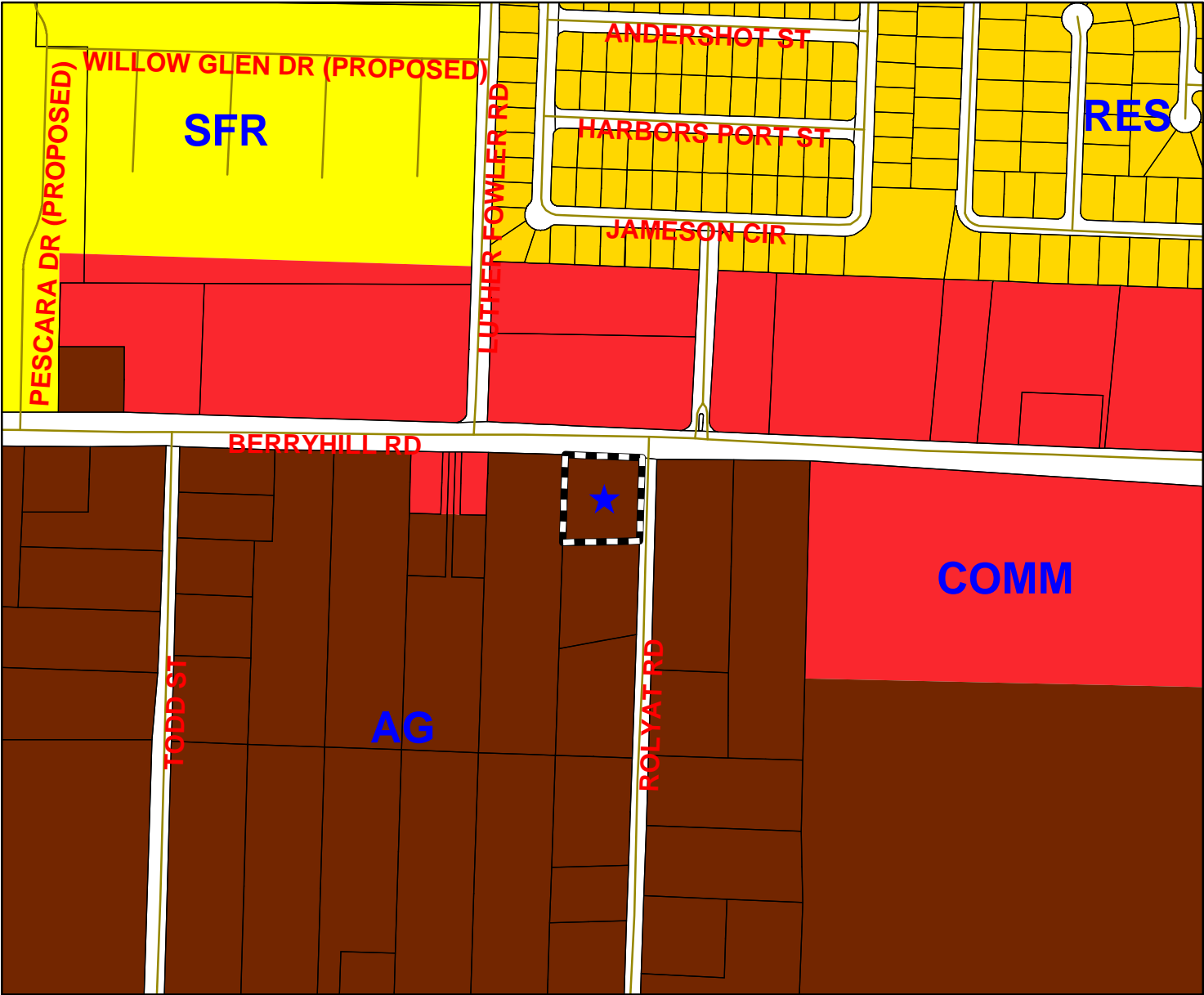
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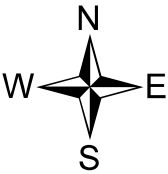
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Future Land Use (2007-R-084)



1 inch equals 500 feet

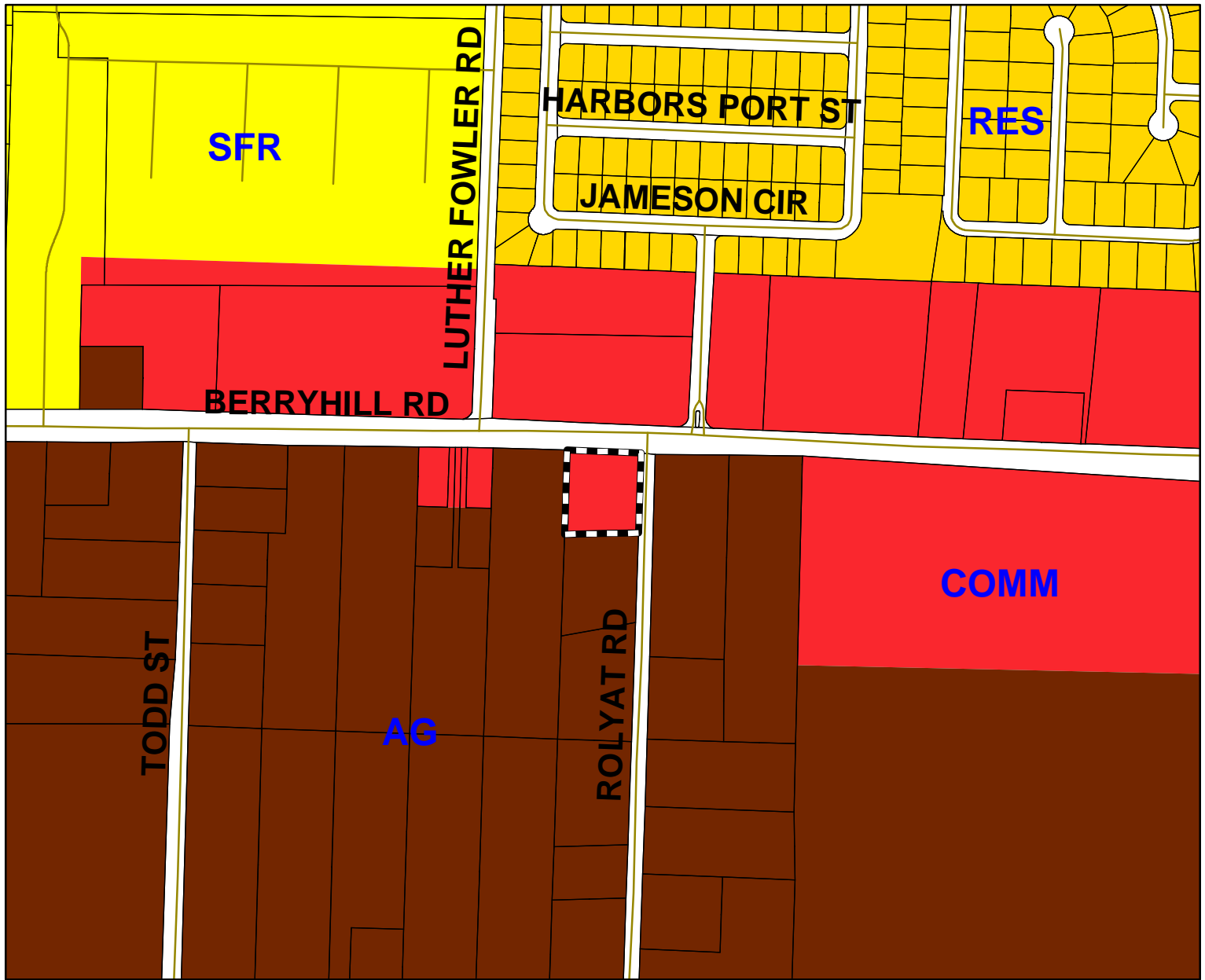


Legend

Streets	GP SINGLE FAMILY RESIDENTIAL (GPSFR)	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)
07-R-084_Rezoning	GP RURAL RESIDENTIAL (GPRR)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)
Parcels	BAGDAD HISTORIC DISTRICT (HIS)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
FLUM	INDUSTRIAL (INDUS)	NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)
AGRICULTURE (AG)	MARINA (MARINA)	NAVARRE BEACH UTILITIES (NBU)
SINGLE FAMILY RESIDENTIAL (SFR)	MILITARY (MIL)	CITY
MEDIUM DENSITY RESIDENTIAL	MIXED RESIDENTIAL COMMERCIAL (MRC)	RAIL
RESIDENTIAL (RES)	NAVARRE BEACH COMMERCIAL (NBCOMM)	WATER
COMMERCIAL (COMM)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)	
CONSERVATION/RECREATION (CON/REC)		

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Proposed Future Land Use Map (2007-R-084)



1 inch equals 500 feet



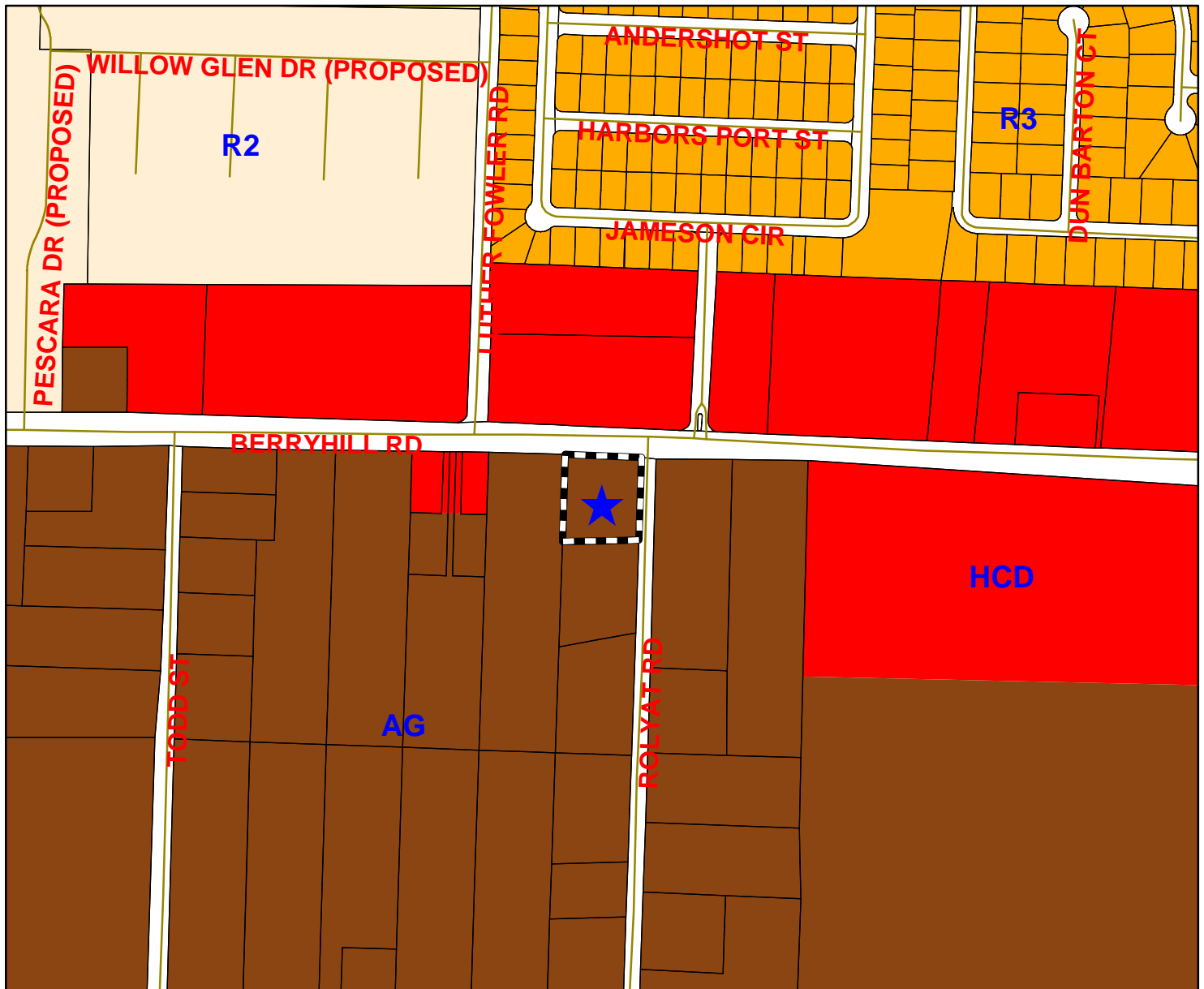
Legend

Streets	CONSERVATION/RECREATION (CON/REC)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)
07-R-084_Rezoning	GP SINGLE FAMILY RESIDENTIAL (GPSFR)	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)
Parcels	GP RURAL RESIDENTIAL (GPRR)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)
FLUM	BAGDAD HISTORIC DISTRICT (HIS)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
AGRICULTURE (AG)	INDUSTRIAL (INDUS)	NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)
SINGLE FAMILY RESIDENTIAL (SFR)	MARINA (MARINA)	NAVARRE BEACH UTILITIES (NBU)
MEDIUM DENSITY RESIDENTIAL	MILITARY (MIL)	CITY
RESIDENTIAL (RES)	MIXED RESIDENTIAL COMMERCIAL (MRC)	RAIL
COMMERCIAL (COMM)	NAVARRE BEACH COMMERCIAL (NBCOMM)	WATER

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Current Zoning (2007-R-084)



1 inch equals 500 feet



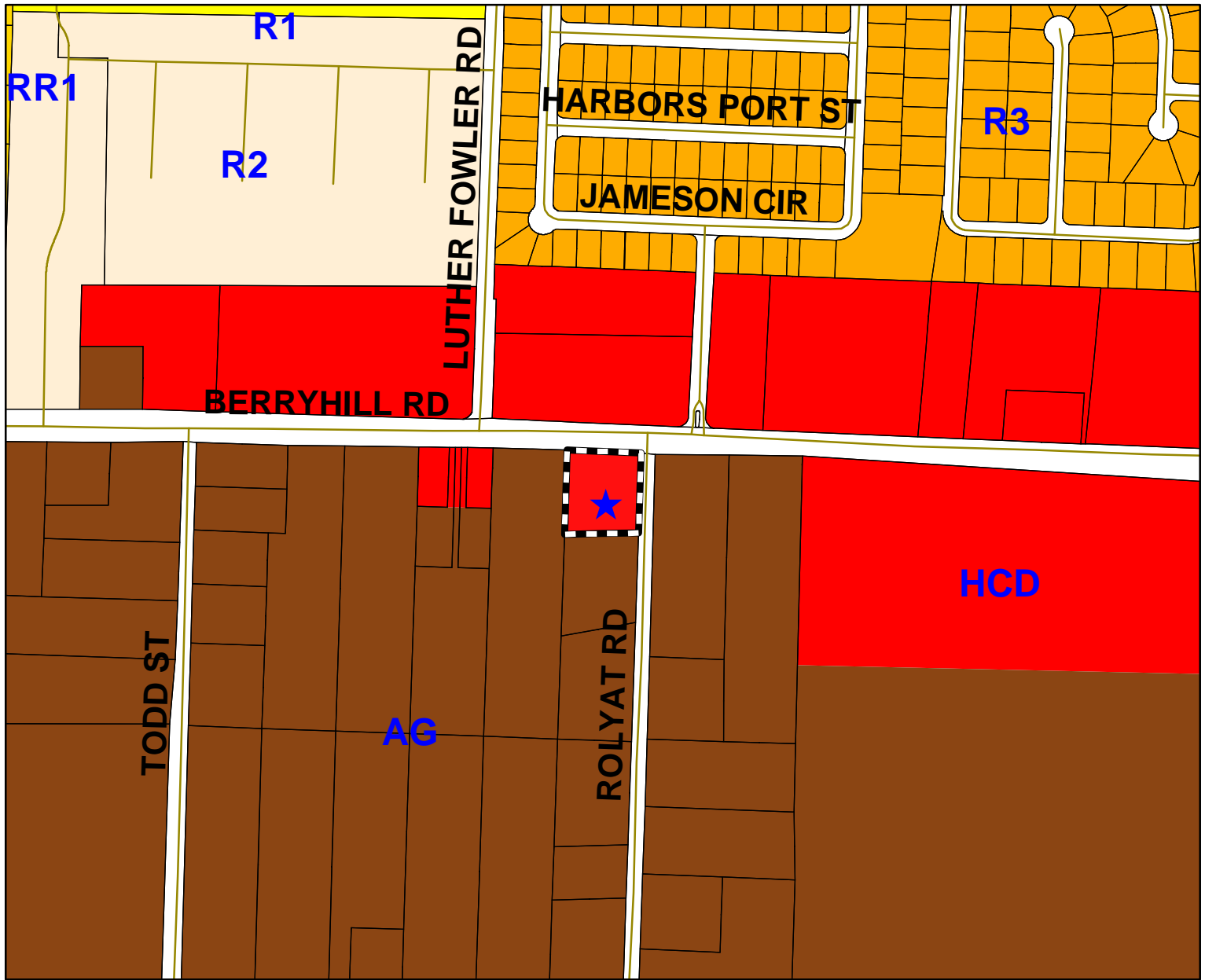
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Streets	Historical/Multiple Family (HR-2)	Mixed Residential Subdivision (R-1M)	Navarre Beach - Planned Mixed Use Development
07-R-084_Rezoning	Restricted Industrial (M-1)	Medium Density Residential (R-2)	Navarre Beach - Conservation/Recreation
Parcels	General Industrial (M-2)	Medium Density Mixed Residential (R-2M)	Navarre Beach - Single Family
Zoning District	PID	Medium High Density Residential (R-3)	Navarre Beach - Medium High Density
Agriculture/Rural Residential (AG)	Neighborhood Commercial (NC)	Rural Residential Single Family (RR-1)	Navarre Beach - Utilities
Agriculture (AG2)	Passive Park (P-1)	Town Center 1 (TC1)	State
Marina (C-1M)	Active Park (P-2)	Town Center 2 (TC2)	Right of Ways
Marina and Yacht Club (C-2M)	Planned Business District (PBD)	Navarre Beach - Commercial	Military
Historical/Commercial (HC-1)	Planned Unit Development (PUD)	Hotel - Navarre Beach	Water
Highway Commercial Development (HCD)	Single Family Residential (R-1)	Navarre Beach - High Density	Municipal Boundaries
Historical/Single Family (HR-1)	Single Family Residential (R-1A)	Navarre Beach -Medium Density	

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Proposed Zoning Map (2007-R-084)



1 inch equals 500 feet



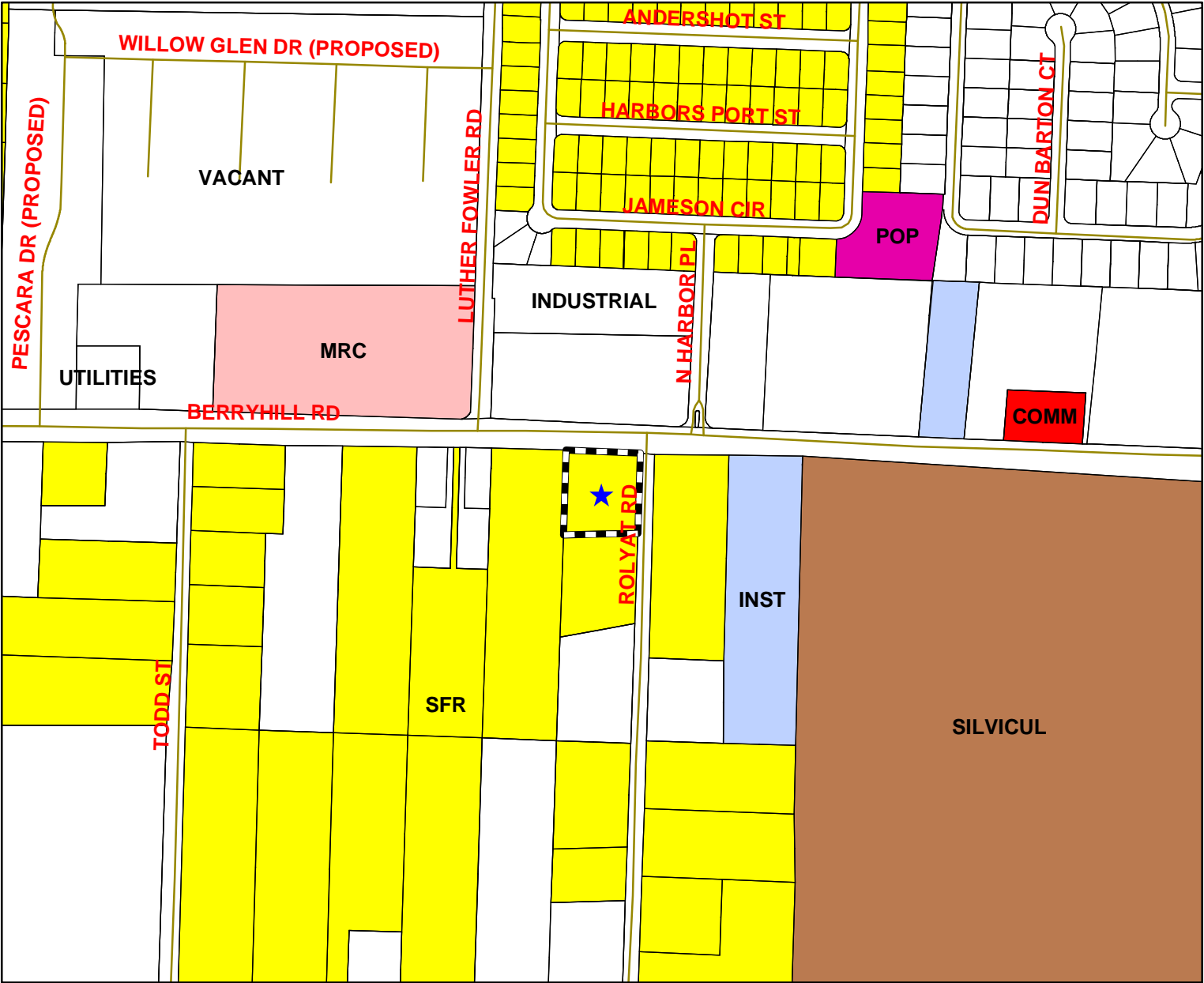
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Streets	Historical/Multiple Family (HR-2)	Mixed Residential Subdivision (R-1M)	Navarre Beach - Planned Mixed Use Development
07-R-084_Rezoning	Restricted Industrial (M-1)	Medium Density Residential (R-2)	Navarre Beach - Conservation/Recreation
Parcels	General Industrial (M-2)	Medium Density Mixed Residential (R-2M)	Navarre Beach - Single Family
Zoning District	PID	Medium High Density Residential (R-3)	Navarre Beach - Medium High Density
Agriculture/Rural Residential (AG)	Neighborhood Commercial (NC)	Rural Residential Single Family (RR-1)	Navarre Beach - Utilities
Agriculture (AG2)	Passive Park (P-1)	Town Center 1 (TC1)	State
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Highway Commercial Development (HCD)	Single Family Residential (R-1)	Navarre Beach - High Density	Municipal Boundaries
Historical/Single Family (HR-1)	Single Family Residential (R-1A)	Navarre Beach -Medium Density	

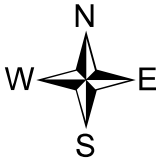
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Existing Land Use Map (2007-R-084)



1 inch equals 500 feet



Legend

Streets	City	Recreation/Open Space
07-R-084_Rezoning	Commercial	Right of Way
Parcels	Institutional	Single Family Residential
ELUM	Military	Silviculture
CATEGORY	Mixed Residential/Commercial	Unknown
Agriculture	Office	Vacant
Agriculture Homestead	Public Owned Property	Water
Condo/Townhomes	Recreation/Commercial	

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Aerial (2007-R-084)



1 inch equals 200 feet



Legend

- Streets
- 07-R-084_Rezoning
- Parcels

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